

APPLICATION FORM

CALIFORNIA READING AND LITERACY IMPROVEMENT AND PUBLIC LIBRARY CONSTRUCTION AND RENOVATION BOND ACT OF 2000 FUNDS

Administered by the California State Library, Office of Library Construction

The applicant local jurisdiction, pursuant to the Education Code, Title 1, Division 1, Part 11, Chapter 12, Articles 1-3, sections 19985-20011 and Title 5, Division 2, Chapter 3, sections 20430-20444 of the California Code of Regulations, hereby makes application for a state matching grant for the construction or remodeling of the public library facility described herein and in all supporting documents:

APPLICATION FORM INSTRUCTIONS:

- ✉ Limit comments throughout the entire form to the space provided unless otherwise stated.
- ✉ Single space responses, limiting type size to no smaller than 11 points if using a computer, or 12 pitch (elite) if a typewriter is used.
- ✉ Attachments shall not be accepted unless required by regulation or called for in the application form.
- ✉ Applicants shall submit a completed Application Form and six additional copies of the form.

(See section 20440 for complete application submittal requirements)

PROJECT IDENTIFICATION

1. Official Name of Project: > CASTRO VALLEY LIBRARY

2. Type of Applicant Jurisdiction: > (Check one only)

City: ☐ County: ☒ City/County: ☐ District: ☐

3. Grant Applicant Name: > County of Alameda

Legal name of jurisdiction that will own building

(For multipurpose projects, list the legal name of the jurisdictions that will own the public library portion of the multipurpose building.)

4. Authorized Official of the Applicant Jurisdiction: > Gail Steele

Mayor, Chairperson of Board of Supervisors, Head of Special District, authorized to sign the application

Title: > President, Board of Supervisors

Phone: > 510-272-6692

E-mail: > dist2@co.alameda.ca.us

Address: > 1221 Oak St., Ste. 536

Oakland, CA 94612

5. Project Coordinator: > Merle Easton

Name of individual who will have administrative control over the project for the applicant local jurisdiction

Title: > Managing Architect

Phone: > 510-208-9590

E-mail: > measton@co.alameda.ca.us

Address: > 1401 Lakeside Dr., Ste. 800

Oakland, CA 94612

6. Alternate Project Contact Person: > Jerry Loeper

If the project coordinator is unavailable, the contact person shall be authorized to act in the capacity of the project coordinator.

Title: > Supervising Architect Phone: > 510-208-9825

E-mail: > gloeper@co.alameda.ca.us

Address: > 1401 Lakeside Dr., Ste. 800
Oakland, CA 94612

7. Head of Planning Department: > Chris Bazar

(For the applicant jurisdiction, if applicable. Special Districts are exempt.)

Title: > Planning Director/Community Development Agency Phone: > 510-670-5400

E-mail: > chris.bazar@acgov.org

Address: > 244 West Winton Ave.
Hayward, CA 94544

8. Head of Public Works or General Services Department: > Aki Nakao

If Applicable: Head of Public Works or General Services Department for the applicant jurisdiction. Special Districts are exempt.

Title: > Director of General Services Agency Phone: > 510-208-9700

E-mail: > anakao@co.alameda.ca.us

Address: > 1404 Lakeside Dr., 10th Floor
Oakland, CA 94612

9. Operating Library Jurisdiction: > Alameda County Library

Legal name of library that will operate the public library.

10. Library Director Name: > Linda M. Wood

Public library director for the library jurisdiction that will operate the public library.

Title: > County Librarian Phone: > 510-745-1536

E-mail: > lwood@aclibrary.org

Address: > 2450 Stevenson Blvd.
Fremont, CA 94538

11. Alternate Library Contact Person: > Jean Hofacket

If the library director is unavailable, the contact person shall be authorized to act in the capacity of the library director.

Title: > Deputy County Librarian Phone: > 510-745-1510

E-mail: > jhofacket@aclibrary.org

Address: > 2450 Stevenson Blvd.
Fremont, CA 94538

12. Library Building Program Consultant: > Kathryn Page/Kathryn Page Associates

(If applicable)

Title: > Library Building Consultant Phone: > 415-337-7272

E-mail: > kpage@ionix.net

Address: > 354 Los Pinos Dr.
San Francisco, CA 94127

13. Technology Planning Consultant > n/a

(If applicable)

Title: > _____ Phone: > _____
E-mail: > _____
Address: > _____

14. Project Architect: > Frants Albert, Kodama Diseño Architects License # > C3626

Providing construction budget estimate and/or conceptual plans.

Title: > Architect Phone: > 510-268-0188
E-mail: > falbert@kodamadiseno.com
Address: > 481 9th St.
Oakland, CA 94607

15. Project Manager: > Merle Easton

(If applicable)

Title: > Managing Architect Phone: > 510-208-9590
E-mail: > measton@co.alameda.ca.us
Address: > 1401 Lakeside Dr., Ste. 800
Oakland, CA 94612

16. Construction Manager: > To be determined

(If applicable)

Title: > _____ Phone: > _____
E-mail: > _____
Address: > _____

17. Construction Cost Estimator: > Emiliano Vinuya/Don Todd Associates, Inc.

(If applicable)

Title: > Project Estimator Phone: > 510-251-1007 x104
E-mail: > evinuya@dt.com
Address: > 1000 Broadway, St. 360
Oakland, CA 94607

18. Hazardous Materials Consultant: > n/a

(If applicable)

Title: > _____ Phone: > _____
E-mail: > _____
Address: > _____

19. Project Interior Designer: > n/a

(If applicable)

Title: > _____ Phone: > _____
E-mail: > _____
Address: > _____

TYPE OF PROJECT

New Public Library Building

1. Construction of a New Public Library Building
2. Conversion of an Existing Building into a New Public Library Building
3. Conversion and Expansion of an Existing Building into a New Public Library

Gross Total Project Square Footage

> _____ 41,331 SF

> _____ SF

> _____ SF

(Include both new & remodeled square footage.)

Gross Square Footage	
Remodeling:	> _____ SF
Expansion:	> _____ SF

Priority:

<input checked="" type="checkbox"/> <u>First Priority "Joint Use"</u>
<div><input type="checkbox"/> Co-Location Joint Use</div> <div><input checked="" type="checkbox"/> Joint Venture Joint Use</div>
<div><input checked="" type="checkbox"/> Computer Center</div> <div><input checked="" type="checkbox"/> Family Literacy Center</div> <div><input checked="" type="checkbox"/> Homework Center</div> <div><input type="checkbox"/> Other similar collaborative library services with direct benefit to K-12 students</div>
<div><input type="checkbox"/> Shared Electronic/Telecommunications</div> <div><input type="checkbox"/> Subject Specialty Center</div> <div><input checked="" type="checkbox"/> Career Center</div>
Specify: > _____
<input type="checkbox"/> <u>Second Priority "All Others"</u>

Existing Public Library Building

4. Remodeling an Existing Public Library Building
5. Remodeling and Expansion of an Existing Public Library Building

Gross Total Project Square Footage

> _____ SF

> _____ SF

(Include both new & remodeled square footage.)

Gross Square Footage	
Remodeling:	> _____ SF
Expansion:	> _____ SF

☐ First Priority

A public library project in the attendance area of a public school that has inadequate infrastructure to support access to computers and other educational technology.

"Inadequate infrastructure" is defined as an incoming telecommunication connection to a school building of equal to or less than 512 thousand bits per second (512K bps)

Name of Public School: > _____

☐ Second Priority "All Others"

Field Act Applicability (Joint use projects only)

6. Is the project subject to the Field Act?

>

YES ☐ NO ☒

Multipurpose Buildings *(Multipurpose Building Projects Only)*

Is the project a Multipurpose Building?

>

YES ☐ NO ☒

(A multipurpose building is a multi-occupant facility, part of which is a public library and part of which is used for other purposes.)

Types of Multipurpose Building Uses & Square Footage Allocations

Space Use	SQ FT	%
1. Dedicated to Public Library Use <i>(Including Public Library / School Library Use, if Joint Use Project)</i>	> _____ SF	0 <i>Line 1 SF divided by (Line 1 SF + Line 3 SF)</i>
2. Dedicated to "Other" Uses	<u>SQ FT</u>	
A. Specify > _____	_____ SF	
B. Specify > _____	_____ SF	
C. Specify > _____	_____ SF	
D. Specify > _____	_____ SF	
E. Specify > _____	_____ SF	
F. Specify > _____	_____ SF	
G. Specify > _____	_____ SF	
H. Specify > _____	_____ SF	
3. Subtotal: Dedicated to "Other" Uses	> <u>0</u> SF <i>Add Lines 2A SF thru 2H SF</i>	<u>0</u> <i>Line 3 SF divided by (Line 1 SF + Line 3 SF)</i>
4. Common Areas ¹		
5. Subtotal: Total of Common Areas ¹	> _____ SF <i>Must equal Line 6 SF + Line 7 SF</i>	
	<u>SQ FT</u>	
6. Public Library Pro Rata Share of Common Areas ¹	> <u>0</u> SF <i>Line 5 SF x % in Line 1</i>	
7. "Other" Uses Pro Rata Share of Common Areas ¹	> <u>0</u> SF <i>Line 5 SF x % in Line 3</i>	
8. TOTAL MULTIPURPOSE BUILDING SQUARE FOOTAGE	> <u>0</u> SF <i>Add Lines 1SF, 3 SF, & 5 SF</i>	
9. SF ATTRIBUTABLE TO PUBLIC LIBRARY USE	> <u>0</u> SF <i>Line 1 SF + Line 6 SF</i>	

¹ "Common Areas" are those areas of a multi-occupant building that are shared by all occupants, such as lobbies, vestibules, mechanical rooms, restrooms, custodial areas, delivery, shipping and receiving areas, loading docks, kitchenettes, auditoriums, meeting rooms, conference rooms, and storage areas that are used by all parties of a multipurpose building.

PROJECT PLANNING INFORMATION

Population Growth

When providing the 1980, 2000, and 2020 population figures below, the applicant shall count only those residents:

- (a) Within the official boundaries of the applicant jurisdiction, and
- (b) Within the service area of the proposed project, but
- (c) Exclude all people living within the boundaries of other special district, county, or city public library service areas, for which there is no public library service contract with the applicant.

All Projects:

1. *Public library project's service area 1980 population:* > 44,011
2. *Source:* > 1980 U. S. Census of Population
3. *Population Percentage Change from 1980 to 2000:* > 30%
4. *Public library project's service area 2000 population:* > 57,292
5. *Source:* > 2000 U. S. Census of Population
6. *Population Percentage Change from 2000 to 2020:* > 15%
7. *Public library project's service area 2020 population:* > 66,000
8. *Source:* > Association of Bay Area Governments Projections 2000, c 1999

Joint Use Projects (Both Co-location & Joint Venture Projects):

9. *Project's public school attendance area(s) 1980 student population:* > 4,360
10. *Source:* > Castro Valley Plan: a part of the Alameda County General Plan, April 4, 1985, p. 22
11. *Population Percentage Change from 1980 to 2000:* > 83%
12. *Project's public school attendance area(s) 2000 student population:* > 7,991
13. *Source:* > CA Dept. of Education, Educational Demographics Office, (<http://www.cde.ca.gov/demographics/>)
14. *Population Percentage Change from 2000 to 2020:* > 16%
15. *Project's public school attendance area(s) 2020 student population:* > 9,250
16. *Source:* > Library estimate based on Castro Valley School Dist. est. to Y2004 & Asso. of Bay Area Gov'ts Projections

Existing Library Facility Square Footage

Existing Public Library:

1. The current gross square footage of the existing public library(s) being replaced is:

> 10,239 SF
If no existing public library facility, enter "0."

Existing School Library: (Co-located Projects Only)

2. The current gross square footage of the existing school library(s) being replaced is:

> SF
If no existing school library facility, enter "0."

Library Facilities Master Plan

Describe the relationship of the proposed project to other existing or planned library facilities for the jurisdiction.

The Alameda County Library plans its library facilities based on community-by-community needs assessments, rather than based on system-wide standards or a system-wide master plan for the following reasons: 1) In 1968 the Board of Supervisors adopted a policy which requires each community to provide its own library facilities. Five of the seven communities served by the County Library are cities and the cities approach planning for their library facilities needs based on the needs of their own jurisdiction and not of neighboring jurisdictions. 2) Because of the geographic separation of the communities served by the Alameda County Library, there is very little cross traffic between and among the seven communities and ten libraries operated by the County Library. (The only exception is in the Tri-Cities area (Fremont, Newark, and Union City) which is located 12-14 miles south of Castro Valley.)

The County Library provides its professional expertise in library planning and management to each community in assessing its library services and facilities needs and in making recommendations for meeting those needs. The County Library assists communities by conducting Needs Assessments, developing Library Plans of Service, and developing Library Building Programs. This work is accomplished either by County Library staff or by consultants hired or recommended by the County Library.

The other branches of the County Library system which are located most closely to the proposed new Castro Valley Library are the San Lorenzo Library, approximately four miles to the west, and the Dublin Library, approximately nine miles to the east. Residents of San Lorenzo currently account for only 1.1% of the use of the Castro Valley Library, and Castro Valley residents account for only 3% of the use of the San Lorenzo Library. This is because the two libraries, while not many miles apart, are separated by two freeways, several other major arterial streets, railroad tracks, and a BART (Bay Area Rapid Transit) line. The San Lorenzo Library is 11,867 square feet and was opened in 1968. The County Library is planning for a new, replacement San Lorenzo Library of approximately 37,000 square feet. This project may be an applicant for State Bond Act funds in 2004.

The Dublin Library is located nine miles to the east of the proposed Castro Valley Library in the City of Dublin and is a new 30,000 square foot building opened in April, 2003. There is almost no cross traffic between the Dublin Library and the Castro Valley Library. Each community accounts for less than 1% of the use of the other library. This is undoubtedly because of the distance between the two communities and the fact that there is only one road (Highway I-580) and a BART line connecting the two. The new Castro Valley Library will be closer to the BART station than the current Castro Valley Library is, so it may attract more use from Dublin residents. However, the new Dublin Library is such an outstanding facility in its own right, that Dublin residents find their needs largely satisfied there and are not expected to travel to Castro Valley to use the new Library there.

Immediately to the south of the Castro Valley Library is the City of Hayward which operates an independent municipal Library with a Main Library in downtown Hayward and a branch in the southern part of the City. It is anticipated that the proposed new Castro Valley Library will attract considerable cross-jurisdictional use from the City of Hayward. Both the Alameda County Library and the Hayward Public Library are members of the Bay Area Library and Information System, a cooperative public library system. There is already substantial cross use between the two jurisdictions and both libraries understand the value and importance of direct loan and reciprocal services.

The site for the new Castro Valley Library is contiguous to underdeveloped land that is now a trailer park; as redevelopment plans progress in Castro Valley, this land may well become available for a library expansion project in the next twenty-five to thirty years.

Age of the Existing Library Facility

See Definition of "Existing Public Library," section 20430.

All Projects

1. When was the existing public library building(s) that will be replaced or improved built? > 1962 Year
If no existing public library facility, enter "N / A"

If proposed project will replace more than one building, list the oldest of the buildings.

Co-Located Joint Use Projects Only

In addition to the information listed above:

2. When was the existing school library building(s) that will be replaced or improved built? > Year
If no existing school library facility, enter "N / A"

If proposed project will replace more than one building, list the oldest of the buildings.

Condition of the Existing Library Facility

See Definition of "Existing Public Library," section 20430.

All Projects

3. When was the most recent structural¹ renovation or expansion of the existing public library building(s) that is to be replaced or improved by the proposed project? > never Year
If no existing public library facility, enter "N / A"

If proposed project will replace more than one building, list the oldest of the buildings.

Co-Located Projects Only

In addition to the information listed above:

4. When was the most recent structural¹ renovation or expansion of the existing school library building(s) that is to be replaced or improved by the proposed project? > Year
If no existing school library facility, enter "N / A"

If proposed project will replace more than one building, list the oldest of the buildings.

¹ Pertaining to the load bearing elements of the building

SITE INFORMATION

Ownership and Availability

Site

1. Is the library site currently owned by the applicant?

Yes ☒ No ☐

2. Will the library site be owned by the applicant?

Yes ☒ No ☐

3. Will the library site be leased by the applicant?

Yes ☐ No ☒

4. If the library site will be leased, provide the name of the owner: > _____

5. Was the site acquired with funds from the "Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998"?

[See Education Code section 19995(c)]

Yes ☐ No ☒

6. Is the site currently dedicated to the operation of a public library?

Yes ☐ No ☒

Building *(For Conversion Projects Only)*

7. Is the building to be converted currently owned by the applicant?

Yes ☐ No ☐

8. Will the building be owned by the applicant?

Yes ☐ No ☐

Title Considerations

Site

9. Are there any exceptions to marketable record title?

Yes ☐ No ☒

Building *(For Conversion Projects Only)*

10. Are there any exceptions to marketable record title?

Yes ☐ No ☐

Appraisal

(No appraisal is required if the value of the land or building will not be claimed as an eligible project cost or a local matching fund credit.)

Site

11. What is the appraised value of the library site?
(or library portion of site, if multipurpose project)

> \$ 2,820,000

12. Does the appraiser have a State Certified General Real Estate Appraiser's License?

Yes ☒ No ☐

Building *(For Conversion Projects Only)*

13. What is the appraised value of the building?
(or library portion of site, if multipurpose project)

> \$

14. Does the appraiser have a State Certified General Real Estate Appraiser's License?

Yes ☐ No ☐

Site Use Potential

Accessibility

Describe the accessibility of the proposed site for the residents in the library service area:

Equal Access

Discuss the site's accessibility to all parts of the library service area and its location in relationship to the geographic center of the library service area. Discuss any natural and artificial barriers that may impede access to the site.

The site is an excellent location for a library. It is just over a quarter of a mile from the intersection of Redwood Rd. and Castro Valley Boulevard, which is the geographic center of the library service area. These are the two major east/west and north/south thoroughfares in Castro Valley and the site's proximity to both makes it highly convenient for residents as they travel for shopping and other retail or community services. The Library site is located on Norbridge Avenue which is a connector route between the BART (Bay Area Rapid Transit) station one quarter mile to the west and the closest eastbound on-ramp to I-580 located off of Castro Valley Blvd. Norbridge Ave. connects to Redwood Rd. on its west end and curves around to meet Castro Valley Blvd. on the east. A mix of residential, retail and office facilities borders the site all of which are contiguous to the central business district of Castro Valley. In addition, there are 96 units of low income and senior apartments built as part of a transit based, affordable housing development project just north of the BART. There are 4 large senior residential complexes within 2 miles of the site.

AC Transit bus routes are also located approximately one quarter mile from the site. The proposed Library's proximity to Castro Valley Blvd., Redwood Rd., the central business district, BART and AC Transit bus routes and pedestrian walkways will be the revitalizing factor in defining the urban core in the redevelopment planning now occurring in Castro Valley.

The library site is located within one mile of Castro Valley High, Creekside Middle, Castro Valley Elementary, and Marshall Elementary Schools. There are no major retail centers in Castro Valley; however, the site is within easy walking distance of Castro Valley's largest retail center, Castro Village. The new Library will be convenient for Library users arriving on foot, bicycle, wheelchair, or by automobile. Curb cuts are readily available. The new Library site, its parking lot, and surrounding streets are flat with no hills to hinder pedestrians or bicyclists. There will be no stairs between the parking lot and the Library or the street and the Library. There are no natural or artificial barriers to impede access to the site.

Public Transit Access



Number of public transit stops located within 1/4 mile of site: > 4

If public transit is available in the library service area, describe the various public transit access opportunities for the site. If no public transit is available in the library service area, enter "No Public Transit Service."

The site of the new Castro Valley Library is well served by public transportation. Castro Valley has three AC Transit bus lines, the #80, #84, and #87. Another bus line will be added with funds from Measure B. It also has a BART (Bay Area Rapid Transit) station. The BART station is within a quarter of a mile of the new Library site and all three bus lines stop at that station as a regular part of all of their scheduled (day, evening, and weekend) routes.

Monday through Friday, all three bus lines provide service on the half-hour between approximately 6:00 a.m. and 8:00 p.m. On weekends and holidays, all three lines start about an hour later and end about an hour earlier. Also on weekends the #84 and #87 lines reduce service to once an hour while the #80 maintains an every half-hour schedule. Flat streets, sidewalks, traffic signals, crosswalks, and curb cuts make coming from or going to the BART station and bus stops safe and convenient for patrons walking or using a bicycle or wheelchair.

The County Library will negotiate with AC Transit to secure a bus stop in front of the Castro Valley Library by the time of its completion. Also, the County Library will negotiate with the two paratransit services agencies serving Castro Valley to ensure easy access for those using these services.

Proximity to BART makes the site ideal as a regional training center for Library or other professional level meetings. It also makes the Library a convenient stop for commuters. The BART system links Castro Valley to other communities in the Bay Area, including other communities in the Alameda County Library's service area, making it easy for patrons to move between libraries in Alameda County.

Pedestrian & Bicycle Access

Describe other access opportunities such as pedestrian walkways and bicycle paths. Discuss plans for amount and location of bicycle parking, including local ordinance requirements.

The Library Project site provides excellent access for pedestrians and bicyclists. There are bicycle lanes on both sides of Norbridge Ave. and Redwood Rd. There are sidewalks on both sides of Redwood Rd. and Castro Valley Blvd. On Norbridge Ave. there is a sidewalk on the Library Project's side of the street. There is a bicycle and pedestrian path which starts alongside Castro Valley Creek and runs from Castro Valley Blvd. to the entrance of the Library. This path merges with another shorter bicycle and pedestrian path coming from Norbridge Ave.

Signs located on the paths will direct pedestrians and cyclists to the Library.

The Library will provide sheltered parking for 20 bicycles outside the public entrance. There are no local ordinances concerning bicycle parking. A rule of thumb used in other jurisdictions for bicycle parking is one bicycle space for every twenty vehicle parking spaces. This would allow for 15 spaces, which the Castro Valley Library Plan exceeds. The bicycle racks will be visible from the lobby and designed to meet current security standards for bicycles.

Automobile Access

Describe the site's accessibility by automobile for residents of the library service area. Take into consideration traffic, traffic systems, and availability of curb cuts.

The Library project site has excellent access by automobile for residents of the library service area. The site is located on Norbridge Ave. between Redwood Rd. and Castro Valley Blvd. Automobiles heavily travel all 3 streets. Redwood Rd. is a four-lane north-south arterial. Norbridge is a connector route for people driving between the BART station and the current eastbound ramp of I-580 located on Castro Valley Blvd. Castro Valley Blvd. is a four-lane east-west arterial with a center median divider. It extends east of Redwood Rd. about 3 miles to Palo Verde Rd. and west through the core business district to Mattox Rd. Norbridge provides one travel lane in each direction, bicycle lanes and a 5-foot wide sidewalk. There is no parking allowed on either side of the street. It was designed with left turn-pockets for the Library entry. With \$9.2 million dollars from Measure B, improvements are planned for I-580 that include a westbound off-ramp to Castro Valley Blvd., west of Center Street, an eastbound on-ramp from Redwood Rd. and replacement of the existing eastbound off-ramp to Center Street. These improvements will mean the Library site on Norbridge will be at the center of commute traffic moving to and from Castro Valley Blvd. and Redwood Rd. to I-580. Traffic signals located at the Norbridge/Redwood Rd. intersection, and Norbridge/Castro Valley Blvd. intersection provide for easy turns onto Norbridge from both Redwood Rd. and Castro Valley Blvd. Curb cuts are available at the corners of Norbridge and Redwood Rd., Norbridge and Castro Valley Blvd., and Norbridge and Elm St. The entrance to the site is two lanes wide, also with curb cuts available.

Proximity to Major Thoroughfares

List the major arterial routes in the library service area with the most recent traffic counts (number of vehicles per day):

	<u>Street Name</u>	<u>Number of Blocks from Site</u>	<u>Traffic Count</u>	<u>Count Date</u>
1. >	Castro Valley Blvd.	1	33,164	07/27/00
2. >	Redwood Road	1	27,028	09/21/95
3. >	Center Street	4	38,524	06/17/99
4. >	Grove Way/Crow Canyon Road	5	23,055	05/07/98

Library Automobile Parking

1. Number of library parking spaces available off street, on library site..... > 145 spaces
2. Number of library parking spaces available off street, off library site..... > 0 spaces
(within 500 feet of front door)
3. Number of parking spaces available on street..... > 0 spaces
(within 500 feet of front door)
4. Total Number of Spaces Available for Library Parking..... > 145 spaces

Zoning Requirements

5. Number of on-site library parking spaces required by local zoning..... > 0 spaces
6. Was a zoning variance or waiver obtained for the project for parking?..... > Yes ☐ No ☒
7. If so, by how many spaces were the parking requirements reduced?..... > _____ spaces
8. Provide number of square feet per parking space as required by local zoning..... > 0 SF
9. If no local zoning requirement, provide the average number of square feet per parking space used in the project calculations..... > 145 SF

Automobile Parking to Building Square Footage Ratio

10. Calculate:
$$\frac{\text{\# of Square Feet of Parking}}{\text{\# of Square Feet of Building}} = \frac{47,221 \text{ SF}}{41,331 \text{ SF}} = 1.14 \text{ SF of Parking / 1 SF of Building}$$

Example:
$$\frac{\text{\# of Square Feet of Parking}}{\text{\# of Square Feet of Building}} = \frac{15,000 \text{ SF}}{10,000 \text{ SF}} = 1.50 \text{ SF of Parking / 1 SF of Building}$$

Library Bicycle Parking

11. Total Number of Spaces Available for on-site Library Bicycle Parking..... > 20 spaces

Parking Rationale

Describe the rationale behind the amount of parking that will be available for the project, including: (1) the location of the automobile parking (on-site or off-site), both within and beyond 500 feet of the library entrance; (2) local zoning requirements; (3) the availability of public transportation; (4) bicycle parking and bicycle and pedestrian paths; and (5) any other considerations impacting automobile parking requirements including, but not limited to, parking partnerships with shared use agreements.

The Library Building Program recommended on site parking less than 500 feet from the library entrance for 145 vehicles or 3.52 spaces per 1,000 square feet, based on an analysis of the parking provided at the County Library's Fremont Main Library facility. The Fremont Main Library contains 97,513 gross square feet, and has parking for 331 vehicles, including handicapped, staff and compact spaces, resulting in a ratio of 3.39 spaces per 1,000 gross square feet. In its 12 years of operation, the Fremont Main Library has had no reported incidence of inadequate parking. In addition, the Fremont Main Library has an average daily visitor count of 2,000, based on an average 8-hour day (typically 7 hours a day, with one 10-hour day), and therefore about 250 visitors per hour on average. The Castro Valley Library would provide a four percent higher ratio of parking per 1,000 gross square feet than the Fremont Main Library. In addition, the new Dublin Library provides 3.5 spaces per 1,000 square feet of gross building area and despite an average daily attendance of nearly 1,000, the Dublin Library has had no incidence of inadequate parking.

In Castro Valley overflow parking to accommodate approximately 50 vehicles, would be available on Pine and Elm, residential streets adjacent to the property site. This parking would be beyond 500 feet of the library entrance.

There is excellent availability of public transportation to the site, with a Bay Area Rapid Transit (BART) terminal, and an AC Transit Bus Stop serving three lines less than one-quarter mile from the site. The Library is planning to negotiate with AC Transit to locate a bus stop in front of the new Library when it opens.

The Library Building Program currently indicates a plan for sheltered bicycle racks with capacity for 20 bikes. A rule of thumb used in other jurisdictions is one bicycle space per 20 required vehicle parking spaces, which in the case of the Library would be 15 spaces. Bike paths and pedestrian paths with directional signage from both Redwood Road and Castro Valley Blvd. are available to the new library site.

The Library will monitor parking conditions and if evidence indicates a regular pattern of unapproved parking in the adjacent Castro Valley Plaza lot, or there is a pattern of complaints by residents on Pine or Elm St. then the Library shall coordinate with the owners of Castro Valley Plaza to establish an overflow/shared parking program. It is estimated that up to 60 parking spaces are available after 5:00 or 6:00 p.m. and on weekends in the parking areas of Castro Valley Plaza which is adjacent to the Library.

The Castro Valley Library is not subject to local parking ordinances or local zoning requirements.

Visibility

Describe how visible and prominent the public library building will be within the library service area

The Castro Valley Library will be prominent and visible from Norbridge Ave. It will be visible from Redwood Rd. and the upper portion of the building will be visible from Castro Valley Blvd. In order to insure maximum visibility, signs will be displayed at the intersection of Norbridge Ave. and Redwood Rd., and at the intersection of Norbridge Ave. and Castro Valley Blvd. In addition a sign will be displayed on Castro Valley Blvd. adjacent to the footpath and bike path that run along Castro Valley Creek to the library. The Library will also be visible from I-580 westbound and from BART. Signage will be placed at the eastbound offramp of I-580 and at the BART station to direct the public to the Library.

Both Castro Valley Blvd. and Redwood Rd. are major arterial routes in the library service area. Traffic counts on Castro Valley Blvd. suggest approximately 33,000 automobiles use Castro Valley Blvd. daily, while approximately 27,000 automobiles use Redwood Rd. daily. Although there is no current traffic count data available in the newly constructed area of Norbridge that runs adjacent to the library, a draft EIR estimated peak hour volume would reach 1,121 in 2010.

Since Castro Valley is an unincorporated area with no city hall or other municipal buildings, the new Library will be the largest and most prominent public building in Castro Valley.

Community Context & Planning

Describe the proximity of the proposed site to other facilities and areas of the community, and how that proximity enhances the use of the library by the residents in the library service area. Describe the appropriateness of the proposed site including whether the proposed library project will contribute to the establishment, redevelopment, or revitalization of a community or downtown core, business district, or neighborhood. Describe how the proposed library is connected to other uses, including public use facilities, by a full range of transportation and pedestrian options.

The site of the new Library is within a quarter of a mile of the BART station and the public transit hub, which includes I-580 on and off ramps, BART and AC Transit bus lines. The Library site on Norbridge Avenue is on a connector route between BART and the closest eastbound I-580 on-ramp. Its close proximity to Castro Valley Boulevard and Redwood Road, which are the main arterial routes through the central business district in Castro Valley, will help define the revitalization of the urban core in the redevelopment planning now occurring in Castro Valley. The Redevelopment Agency views the Library project as the major public facility anchor around which the redevelopment of the surrounding blighted area is being planned and implemented. When the Redevelopment Agency submitted their proposed budget to the Castro Valley Municipal Advisory Council and the Chamber of Commerce Board of Directors both unanimously approved the Library project as a top priority for redevelopment money. The Library will enhance the redevelopment of the area by transforming an underdeveloped, barren field into an area with a beautiful public building featuring gracious landscaping, improvements to the small linear park running alongside Castro Valley Creek, pedestrian friendly walkways and bicycle paths that connect to Castro Valley Blvd. The site is also near a transit-based, affordable housing project built on a parcel leased from BART. It is located within one mile of Castro Valley High School, Creekside Middle School and two elementary schools. It is within a mile and a half of the Senior Center and the Post Office. Library use is enhanced because of good visibility and the site's convenient and quick access to Castro Valley Blvd. and Redwood Road. The proposed Library is within walking distance to many other public facilities including Alameda County Supervisor Nate Miley's office, the Chamber of Commerce, the weekly newspaper, the Castro Valley Forum; it is within a mile of the Adult School and the School District's offices; it is within 1/4 mile of the California Highway Patrol office which shares responsibility for law enforcement in Castro Valley with the Alameda County Sheriff. Its proximity to the freeway, to BART, and to bus lines means that students to and from schools such as CAL State Hayward & Chabot College will find the Library a very convenient stop.

Site Selection Process

Describe the site selection process including community and planning department involvement, consultant assistance, as well as any other pertinent activities associated with determining the best site for the library project.

In 1990 the County Board of Supervisors authorized the appointment of the Castro Valley Library Advisory Committee, a citizen group whose purpose is to advise the Board and County Library staff on the development of a new Library for Castro Valley. Members of the Committee began looking for sites in the community in 1991, and they adopted site criteria recommended by the County Librarian which included a central location in the shopping area or central business district, adequate public transportation, convenience to schools, accessibility by main traffic routes, and a site large enough for the planned building and parking requirements. Committee members identified several possible sites from their knowledge of the community. The County Administrator appointed an Interdepartmental Task Force to work with the County Librarian and Advisory Committee in evaluating these properties and in identifying other potential sites. Departments represented on the Task Force were the Planning Department, the Real Property Department, the Public Works Agency, and the County Administrator's Office. In addition, a consultant hired by the Planning Department to work on the Castro Valley Central Business District Specific Plan was assigned to work with the Advisory Committee to evaluate potential sites. The Interdepartmental Task Force identified five potential sites and referred them to the Advisory Committee for evaluation. Committee members visited the sites and considered the advantages and disadvantages of each of them, including recommendations by the consultant from the Planning Department. By Spring of 1992, the Committee identified the site which was ultimately purchased as its "number one" choice and recommended its consideration for purchase to the Board of Supervisors. Further evaluation of the site by the Planning Department, the General Services Agency, the County Administrator, and the County Librarian resulted in a joint recommendation to the Board of Supervisors from the Advisory Committee and the County staff to purchase the site. Acting on these recommendations, the Board began proceedings to acquire the property in late 1992. Purchase was completed on May 25, 1993.

Site Selection Summary

Describe why the proposed site was selected and why it is the best available location for the proposed public library project. If there are problems with the proposed site, are there mitigating circumstances that lessen the negative impact of the problem or problems? Describe any proposed design solutions that may moderate the site's drawbacks.

The site of the proposed Castro Valley Library is outstanding. It is centrally located in the Library's service area, close to heavily traveled automobile arterials, and within walking distance of the local transportation hub. It is located within Castro Valley's Shopping and Business District. The site is large enough for building and parking areas and is convenient to the Castro Valley High School, Creekside Middle School, and several elementary schools. The Castro Valley community has been so energized by the advantages of the library site that the library project was named as one of the core revitalizing elements for the Castro Valley sub-area of Eden Area Redevelopment Agency. The Castro Valley Municipal Advisory Council and the Castro Valley Chamber of Commerce Board of Directors both voted unanimously to approve the project as a top priority for redevelopment funds. Not only is the site an excellent location for a library, but it will add to the vitality of the urban core by transforming an underdeveloped, vacant lot into a beautiful public facility featuring gracious landscaping and improvements such as pedestrian walkways along Castro Valley Creek to Castro Valley Blvd.

This site was judged to be the "number one" choice for a new library by the Castro Valley Library Advisory Committee. After further evaluation by the Planning Department, the General Services Agency, the County Administrator and the County Librarian, a joint recommendation for its purchase was submitted to the County Board of Supervisors. The site was purchased in 1993

When the site was selected, it was landlocked and its address was on Redwood Road. The extension of Norbridge Ave. was completed and opened in the Spring of 2000, providing direct access to the site. The legal address for the site was then changed to 3600 Norbridge Avenue.

The selected site offers many amenities including superior access for pedestrians, bicycles and wheelchairs. The site is flat so that no stairs or ramps will be necessary. There are sidewalks and bicycle lanes on both sides of Castro Valley Blvd. and Redwood Rd., leading to Norbridge Avenue. On Norbridge there are bicycles lanes on both sides of the street and a sidewalk on the Library site's side of the street. Additional bicycle and pedestrian paths from Castro Valley Blvd. and Norbridge Ave. lead to the Library's entrance and bicycle parking.

The site provides excellent automobile access for residents of the Library's service area. Castro Valley's two most important thoroughfares, Castro Valley Blvd. and Redwood Rd., both connect to Norbridge Ave. The Library will be located within a quarter of a mile of these intersections. Highway I-580 provides exits and entrances at both Redwood Rd. and Center St. within a half mile of the site. Heavily traveled Center St. and Grove/Crow Canyon Rd. are located less than a mile away. The new Library will be prominent and visible on Norbridge Ave. and visible from Castro Valley Blvd. and Redwood Rd. The interior of the Library will be visible from Norbridge Ave. Signs will be displayed at the intersection of Norbridge Ave. and Redwood Rd., at the intersection of Castro Valley Blvd. and Redwood Rd., and at the eastbound offramp of I-580 and the BART station, to direct the public to the Library. In addition, a sign will mark the bicycle and pedestrian path leading to the Library from Castro Valley Blvd.

The Library project site is within a quarter of a mile of the Castro Valley BART (Bay Area Rapid Transit) station and a bus stop where the three Alameda County Transit bus lines that serve Castro Valley stop. There are crosswalks, traffic lights, bicycle lanes and sidewalks between the BART station, bus stops and the Library site.

The parking lot at the proposed site is large enough to provide parking for 145 vehicles and sheltered parking for 20 bicycles. This is a slightly more generous ratio of parking per 1000 gross square feet of building than is provided at the Fremont Main Library which has been open since 1989 and has not had any incidence of inadequate parking. There is no access to staff and overflow parking from Norbridge; however, this is mitigated by an easement which provides direct access to this secondary parking area from Redwood Rd. The staff and overflow public parking area contains twenty staff parking places and seven overflow public parking spaces.

Site Description

Size

The total square footage of the library site should equal the square footage shown in 1 through 8 below:

All Projects (Except Multipurpose Buildings)

		<u>Square Footage</u>
1. Proposed Library Building Footprint ¹	>	41,331 SF
2. Proposed Library Surface Parking Lot	>	47,221 SF
3. Proposed Library Parking Structure Footprint ¹	>	0 SF
4. Future Library Building Expansion Footprint ¹	>	1,300 SF
5. Future Library Parking Expansion	>	0 SF
6. Required Local Zoning Set-Backs	>	0 SF
7. Desired Aesthetic Set-Backs & Amenities	>	38,460 SF
8. Miscellaneous & Unusable Space	>	0 SF
9. Total Square Footage of Library Project Site	>	128,312 SF
10. Proposed Under-Building Parking	>	0 SF

¹ "Footprint" means the square footage of surface area of the site that a building or structure occupies. For example, a single story 10,000 square foot building would have a 10,000 square foot footprint, but a two-story 10,000 square foot building with 5,000 square feet on each level would have a footprint of 5,000 square feet.

Multipurpose Building Projects Only

		<u>A</u> Library ² Dedicated SQ FT	<u>B</u> Library Portion of Common SQ FT	<u>C</u> Other ³ Common SQ FT	<u>D</u> Other ³ Dedicated SQ FT
1. Proposed Building	>				
2. Proposed Surface Parking Lot	>				
3. Proposed Parking Structure	>				
4. Future Building Expansion	>				
5. Future Parking Expansion	>				
6. Required Local Zoning Set-Backs	>				
7. Desired Aesthetic Set-Backs & Amenities	>				
8. Miscellaneous & Unusable Space	>				
9. Total Square Footage of Multipurpose Project Site	>				
10. Proposed Under-Building Parking	>				

² Library means that portion of the project that provides space for the delivery and support of public library direct services, including joint use school library services (co-location or joint venture).

³ "Other" uses means any other space that does not provide for the delivery and support of public library direct services.

Zoning

Classification

1. What is the current zoning classification of the site? > Castro Valley Central Business Dist Spec Plan Sub-area 10

2. Will the site have to be rezoned to build the project?

Yes ☐ No ☒

Variance or Waiver

3. Will a zoning variance or waiver be needed to build the project?

Yes ☐ No ☒

4. If so, list the date the variance or waiver has been or will be granted:

> _____
(Date)

Permits & Fees

Permit & Fees Identification

Provide a list of any site permits or fees that have been or will need to be obtained:

	<u>Permit or Fee</u>	<u>Cost of Permit or Fee</u>	<u>Date Obtained or will be Obtained</u>
5. >	<u>Building/Grading</u>	<u>\$ 39,370</u>	<u>02/15/05</u>
6. >	<u>Utility connection fees</u>	<u>\$ 104,757</u>	<u>02/15/05</u>
7. >	<u>_____</u>	<u>\$ _____</u>	<u>_____</u>
8. >	<u>_____</u>	<u>\$ _____</u>	<u>_____</u>

Drainage

9. Is the site in the 100-Year Flood Plain?

Yes ☒ No ☐

10. Do any watercourses that require control drain onto the site?

Yes ☒ No ☐

11. Do any watercourses that require control drain off the site?

Yes ☐ No ☒

12. Is the storm sewer system currently adequate to prevent localized flooding of the site?

Yes ☒ No ☐

Describe any necessary mitigation measures regarding drainage.

The Castro Valley Creek extends along a portion of the NW boundary, then transitions into an open channel and then into a culvert crossing the site. Above the culvert is a 3 foot deep flood channel which holds excess water during a flood event. This channel will be incorporated into the site plan. The CEQA Environmental Checklist requires (1) compliance with the County Grading Ordinance, including dust control, temporary storage of excavated soil materials & dewatering, (2) a Drainage Management plan to provide for periodic cleaning and maintenance of parking areas to prevent contaminants from being discharged into the Creek, and (3) a Hydrology and Hydraulics study to look at the impact of storm runoff.

California Environmental Quality Act (CEQA)

CEQA Litigation

Are there any unresolved legal actions pending against the project regarding CEQA compliance? If so, provide the case name, court number, and a brief explanation.

No.

Energy Conservation

Describe what measures (include building design, solar orientation, materials, mechanical systems, natural ambient lighting, etc.) are planned to reduce energy consumption and operating costs for the library.

The building will be configured to maximize daylight by including **passive daylighting** to reduce glare and control UV damage to the library collections and to use energy saving features that will also reduce energy consumption. Skylights and clerestories will reflect sunlight indirectly into the building providing controllable daylight while reducing heat gain. **Energy efficient light fixtures** will be located to indirectly light surfaces at night the same as they are lit by daylight during the daytime.

Glazing orientation will be considered to reduce energy costs by changing the time of day that the building will use peak energy to take advantage of lower utility company rates.

Passive ventilation systems are planned to exhaust hot air during periods of cooling by natural stack effects. To the greatest extent possible, controllable passive ventilation systems will be employed to further reduce energy usage which will in turn reduce the size requirement for active HVAC systems. Also to be considered will be mixing partially conditioned air by use of economizer cycles, using heat pumps in lieu of air conditioners and the use of smaller standard HVAC units staged together so that only the amount of conditioned air required will be produced.

The energy goal is to have the library building perform at least 20% under new Title 24 energy requirements.

Consistent with the project budget, the use of **sustainable materials** will be maximized wherever possible. This means that materials and system choices will consider first-cost versus public safety and life-cycle costs. The later include energy usage and pay-back costs, maintenance, replacement, and disposal costs and environmental impact.

Historic Buildings

Historic Status

1. Was the existing building, if it is being renovated or expanded as part of the project, or any buildings on adjacent properties, built longer than 50 years ago?

Yes ☐ No ☒

Is the existing library building project, or any buildings on adjacent properties:

2. On the National Register of Historic Places?

Yes ☐ No ☒

3. A National Historic Landmark?

Yes ☐ No ☒

4. A National Monument?

Yes ☐ No ☒

5. On County or Municipal Historic Designation list?

Yes ☐ No ☒

6. On the California Register of Historical Resources list?

Yes ☐ No ☒

7. A California Historical Landmark?

Yes ☐ No ☒

8. A State Point of Historical Interest?

Yes ☐ No ☒

Federal Compliance

9. Will this project utilize Federal funds or require a permit or license from a Federal Agency?

Yes ☐ No ☒

10. If yes, has the review process required by section 106 of the National Historic Preservation Act been completed?

Yes ☐ No ☐

If not, please explain.

n/a

State Historic Preservation Office (SHPO)

1. Has the State Historic Preservation Office been contacted regarding the project?

Yes ☐ No ☒

If yes, summarize any comments received from SHPO. Does the project meet the Secretary of the Interior's Standards for the Treatment of Historic Properties? Please explain.

n/a

Local Historic Preservation Ordinance

2. Is there a local historic preservation ordinance that applies to the proposed project site or any adjacent properties?

Yes ☐ No ☒

If yes, briefly specify any applicable requirements or restrictions, such as height limits, etc. Further, describe any ways that the proposed project's conceptual design plans are not substantially in compliance with the local historic preservation ordinance.

n/a

Geotechnical Report

Identify and summarize any special geologic conditions, including, but not limited to, compressible and expansive soils, tunnels and mine shafts, unstable slopes, active seismic zones, excessive ground water and areas prone to liquefaction. Indicate if these conditions will prevent the use or significantly increase the cost of developing the site for a public library building.

The Castro Valley creek extends along a portion of the NW boundary, then transitions into a vertical sided channel and then into a culvert that crosses the site on an angle North to South and passes under Norbridge Ave. The former creek was 8 to 10 feet below the existing grade. A 3 foot deep temporary flood bypass channel was constructed over the culvert to allow excess water during a flood event.

The most significant geological condition is the moderate to high shrink/swell potential of the soil. The native soil is composed of medium plasticity stiff clays which have been overlaid with approx. 3 feet of stiff clay fill over the entire site. Additionally, there is two to three feet of asphaltic concrete laid over an area on the eastern part of the site.

The water table can be expected to be found between 8.5 to 14 feet depending on the season. If groundwater is encountered during construction, localized dewatering/pumping may be required.

The Hayward fault is 1.3 miles SW of this site. The soil is not considered to be susceptible to liquefaction.

The Geological report prepared by URS recommends incorporation of the overland flow channel in the final site design. The report recommends the removal and recompaction of fill material to allow for a shallow building foundation. The select fill should be 18 inches deep and extend 5 feet outside proposed building limits. The stockpile of recycled asphaltic concrete already existing on the site could be used. The fill will be moisture conditioned to within 3% of optimum moisture content, placed in horizontal lifts and compacted to at least 95% dry density. Concrete footings will be at least 24 inches deep below the lowest adjacent finished grades and 18 inches wide. The concrete slab on grade will be reinforced as detailed by the structural engineer.

There are no geotechnical concerns that would prevent or significantly increase the cost of developing the site for a public library building.

Demolition

Describe any necessary demolition of structures and the associated costs involved with the site.

(If no demolition, indicate by "N/A")

<u>Structure(s) to be Demolished</u>	<u>Demolition Cost Estimate</u>
1. > n/a	\$
2. > _____	\$
3. > _____	\$
4. > _____	\$
5. > _____	\$
6. > _____	\$
Total Demolition:	> \$

Utilities

Describe availability of utilities and associated costs if any utilities are not currently located within 100 feet of a property line of the site.

<u>Utility</u>	<u>Availability</u>	<u>Cost to bring Service to Site (Ineligible)</u>
1. Electricity	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ 40,945
2. Fiber Optic Cable	Yes <input type="radio"/> No <input checked="" type="radio"/>	> \$ 0
3. Telephone	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ 14,272
4. Gas	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ 5,849
5. Cable TV	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ 0
6. Storm Sewer	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ 0
7. Sanitary Sewer	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ 8,973
8. Water	Yes <input checked="" type="radio"/> No <input type="radio"/>	> \$ 4,211

Site Development

(All off-site costs beyond 100 foot utility tie-ins are local ineligible expenses, but shall be identified and included in the budget estimate under ineligible site development costs.)

<u>Site Development Costs</u>	<u>Eligible</u>	<u>Ineligible</u>
1. Utilities.....	> \$ 346,465	\$ 74,251
2. Cut, Fill & Rough Grading.....	> \$ 816,032	\$ 0
3. Special Foundation Support (pilings, etc.).....	> \$ 0	\$ 0
4. Paving, curbs, gutters & sidewalks.....	> \$ 414,134	\$ 0
5. Retaining Walls.....	> \$ 132,240	\$ 0
6. Landscaping.....	> \$ 277,564	\$ 0
7. Signage.....	> \$ 14,677	\$ 0
8. Lighting.....	> \$ 44,072	\$ 0
9. Removal of underground tanks.....	> \$ 0	\$ 0
10. Removal of toxic materials.....	> \$ 0	\$ 0
11. Rock removal.....	> \$ 0	\$ 0
12. Traffic signals.....	> \$ 0	\$ 0
13. Other (Specify): Fire Service	> \$ 3,071	\$ 6,142
14. Other (Specify):	> \$ 0	\$ 0
15. TOTAL SITE DEVELOPMENT COSTS:.....	> \$ 2,048,255	\$ 80,393

FINANCIAL INFORMATION

Normal Public Construction Costs in the Applicant's Area

For projects with new construction only (i.e., constructing a totally new library building or the expansion to an existing building)

Construction Cost Index Approach:

To justify the eligible projected construction cost estimate for new construction, applicants shall complete the following:

1) January 2002 current costs per square foot:

- A. For new facilities: \$202 /SF
 B. For square footage added to an existing building, i.e. "expansions": \$238 /SF

Multiply the appropriate County Locality adjustment Factor (2B) by the appropriate new cost per square foot figure (2C) (See section 20436 (c) (1) to obtain the "Locally Adjusted Construction Cost per Square Foot" figure (2D):

2)A. County: > <u>Alameda</u>	County Locality B. Adjustment Factor:> <u>1.15</u>	X	Appropriate C. New Cost/SF:> <u>\$ 202</u> /SF	=	D. > <u>\$ 232</u> /SF
Name of Project County			(Select: 1A or 1B)		
[Example: Solano]	1.07	X	\$ 202 /SF	=	\$ 216 /SF

3) A. Locally Adjusted Construction Cost Per Square Foot: > \$ 232 /SF
(Re-enter Line 2D)

The "Locally Adjusted Construction Cost per Square Foot" (3A) figure may be increased by 1/5 percent per month for each month from January 1, 2002, through to the estimated mid-point of construction of the project.

Multiply the number of months (4A) times .002 (1/5%) to get an inflation factor (4B). Multiply the inflation factor (4B) times the "Locally adjusted Construction Cost per Square Foot" figure (4C) to get an "Additional Cost per Square Foot" figure (4D)

4) A. Number of Months:> <u>66</u>	Inflation B. Factor:> <u>.132</u>	X	Locally Adjusted C. Construction \$/SF:> <u>\$ 232</u> /SF	=	Additional \$/SF D. > <u>\$ 31</u> /SF
(1/5%)			(Re-enter 3A)		
[Example 14 X .002 =	.028	X	\$ 216 /SF	=	\$ 6 /SF]

Add the resulting "Additional Cost per Square Foot" figure (5A) to the "Locally Adjusted Construction Cost per Square Foot" figure (5B) to get the "Eligible Projected Construction Cost per Square Foot" figure (5C):

5) A. Additional Cost/SF:> <u>\$ 31</u> /SF	Locally Adjusted B. Construction \$/SF:> <u>\$ 232</u> /SF	=	Eligible Projected C. Construction \$/SF:> <u>\$ 263</u> /SF	=	
(Re-enter 4D)	(Re-enter 4C)				
[Example \$ 6 /SF +	\$ 216 /SF	=	\$ 222 /SF]		

The total "Eligible Projected Construction Cost" for the project is calculated by multiplying the "Eligible Projected Construction Cost per Square Foot" figure (5C) by the total number of square feet of new construction:

6) The Eligible Projected Construction \$/SF:	>	<u>\$ 263</u> /SF	
Multiplied By		(Re-enter 5C)	
7) The Square Footage of New Construction:	>	<u>41,331</u> SF	
Equals			
8) The Eligible Projected Construction Cost:	>	<u>\$ 10,870,053</u>	

If the projected construction cost estimated by the project architect is lower than the figure in Line 8, the applicant shall use the lower figure as the normal public construction cost in the applicant's area.

A 10% project contingency amount is allowed and is calculated by multiplying the total Eligible Projected Construction Cost by 10%:

9) Eligible Contingency: (10% of Line 8)	>	<u>\$ 1,087,005</u>	
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Comparable Public Construction Approach:

As an alternate to the Construction Cost Index approach to estimating normal construction costs in the applicant's area, the applicant may employ a local public construction cost comparison approach to calculate the Eligible Projected Construction Cost figure. [See section 20436 (c) (3)]. List a minimum of three comparable public construction projects that have been bid within the applicant's County within three years of the Board's deadline for application.

Comparable public construction projects are public libraries, community colleges, post offices, museums, courthouses, city halls, auditoriums, convention centers, civic centers, senior citizens centers, public schools, and recreation centers.

The costs listed shall be for construction of the building only and exclusive of any site acquisition, demolition, development, utilities, or landscaping; surface and under building parking; works of art; shelving; furniture; built-in service desks, counters, workstations, or other casework; movable equipment; or architectural and engineering fees.

	Project	Date Bid	Construction Cost/SF	Example:
A. >	_____	_____	\$ _____ /SF	\$ 230 /SF
B. >	_____	_____	\$ _____ /SF	\$ 210 /SF
C. >	_____	_____	\$ _____ /SF	\$ 220 /SF
D. >	_____	_____	\$ _____ /SF	_____ /SF
E. TOTAL		>	\$ _____ /SF	\$ 660 /SF

10) Locally Determined Comparable Cost per Square Foot (\$/SF):

> \$ _____ /SF Divided by > _____ = > \$ _____ 0 /SF
 Re-enter Line E # of Projects Locally Determined Comparable Cost per Square Foot

[Example \$ 660 /SF Divided By 3 = \$ 220 /SF]

The "Locally Determined Comparable Cost per Square Foot" (10) figure may be increased by 1/5 percent per month for each month from January 1, 2002, through to the estimated mid-point of construction of the project.

Multiply the number of Months (11A) times .002 (1/5%) to get an inflation factor (11B). Multiply the inflation factor (11B) times the "Locally Determined Comparable Cost per Square Foot" figure (11C) to get the "Additional Cost per Square Foot" figure (11D):

Number	Inflation	Locally Determined
11) A. of Months: > _____ X .002 = _____ (1/5%)	B. Factor: > _____ X _____	C. Comparable \$/SF: > _____ 0 /SF = D. > \$ _____ /SF (Re-enter 10)
[Example 14 X .002 = .028 X		\$ 220 /SF = \$ 6 /SF]

Adding the resulting "Additional Cost per Square Foot" figure (12A) to the "Locally Determined Construction Cost per Square Foot" figure (12B) gives the "Eligible Projected Construction Cost per Square Foot" figure (12C):

Additional	Locally Determined	Eligible Projected
12) A. Cost/SF: > \$ _____ /SF + B. Construction \$/SF: > _____ 0 /SF = C. Construction \$/SF: > \$ _____ /SF (Re-enter 11D) (Re-enter 11C)		
[Example \$ 6 /SF + \$ 220 /SF = \$ 226 /SF]		

The "Eligible Projected Construction Cost" is calculated by multiplying the "Eligible Projected Construction Cost per Square Foot" figure (12C) times the square footage of new construction:

13) The Eligible Projected Construction \$/SF: > \$ _____ /SF
 Multiplied By (Re-enter 12C)

14) The Square Footage of New Construction: > _____ SF
 Equals

15) The Eligible Projected Construction Cost: > \$ _____

If the projected construction cost estimated by the project architect is lower than the figure in Line 15, the applicant shall use the lower figure as the normal public construction cost in the applicant's area.

A 10% project contingency amount is allowed and is calculated by multiplying the total Eligible Projected Construction Cost by 10%:

16) Eligible Contingency: (10% of Line 15) > \$ _____

Library Project Budget (All projects except Multipurpose Projects)

If there are no costs in any line item below for the project, specify by putting a zero "0" in the blank provided.

		<u>Eligible</u>	<u>Ineligible</u>
1)	New Construction..... >	\$ 10,815,770	\$ 0
2)	Remodeling Construction..... >	\$ 0	\$ 0
3)	Contingency..... >	\$ 1,087,005	\$ 0
4)	Appraised Value of Building..... >	\$ 0	\$ 0
5)	Appraised Value of Land..... >	\$ 2,820,000	\$ 0
6)	Site Development..... >	\$ 2,048,256	\$ 80,393
7)	Site Demolition..... >	\$ 0	\$ 0
8)	Site Permits & Fees..... >	\$ 144,127	\$ 0
9)	Site Option to Purchase Agreement..... >	\$ 0	\$ 0
10)	Furnishings & Equipment Costs..... >	\$ 1,976,566	\$ 0
11)	Signage..... >	\$ 23,422	\$ 0
12)	Architectural & Engineering Costs..... >	\$ 1,641,856	\$ 0
13)	Construction Cost Estimator Fees..... >	\$ 37,440	\$ 0
14)	Interior Designer Fees..... >	\$ 0	\$ 0
15)	Geotechnical/Geohazard Reports..... >	\$ 40,000	\$ 0
16)	Hazardous Materials Consultant Fees..... >	\$ 0	\$ 0
17)	Energy Audit, Structural Engineering, Feasibility & ADA Studies..... >	\$ 0	\$ 0
18)	Library Consultant Fee..... >	\$ 963	\$ 0
19)	Construction Project Management..... >	\$ 835,649	\$ 0
20)	Other Professional Fees..... >	\$ 7,757	\$ 0
21)	Local Project Administration Costs..... >	\$ 0	\$ 406,000
22)	Works of Art..... >	\$ 0	\$ 306,260
23)	Relocation Costs & Moving Costs..... >	\$ 0	\$ 5,000
24)	Acquisition of Library Materials..... >	\$ 0	\$ 0
25)	Other (Specify): Telephone System >	\$ 0	\$ 0
26)	Other (Specify): >	\$ 0	\$ 0
27)	Other (Specify): >	\$ 0	\$ 0
28)	TOTAL PROJECT COSTS: >	\$ 21,478,811	\$ 797,653

Sources of Project Revenue (All projects except Multipurpose Projects)

29)	State Matching Funds (65% of Line 28 ¹ Eligible Costs).....	>	\$	13,961,227
30)	Local Matching Funds (Line 28 Eligible Costs minus Line 29).....	>	\$	7,517,584
<i>[Must also equal the total of Lines 31 - 35]</i>				

Sources of Local Matching Funds:

31)	City.....	>	\$	
32)	County.....	>	\$	7,517,584
33)	Special District.....	>	\$	
34)	Private.....	>	\$	
35)	Other (Specify):	>	\$	
36)	Local Credits [Land ² and A&E Fees].....	>	\$	2,930,558
37)	Adjusted Local Match [Line 30 minus Line 36].....	>	\$	4,587,026
38)	Supplemental Local Funds [Same as Line 28 ineligible].....	>	\$	797,653
39)	TOTAL PROJECT INCOME: [Add Lines 29, 30, and 38].....	>	\$	22,276,464

¹ Up to a maximum of \$20,000,000² Land credit is not allowed for land acquired by funds from the "Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998" [See Education Code section 19995 (c) which references Part 68 (commencing with section 100400 of the Education Code)]**Projected Library Operating Budget**(New Public Libraries, including Conversion Projects except Multipurpose Projects)

EXPENDITURES		INITIAL START-UP EXPENSES		ANNUAL EXPENSES
1. Salaries/Benefits	>	\$	0	\$ 1,363,140
2. Facilities Costs	>	\$	0	\$ 624,417
Insurance				
Maintenance [Including Custodial, Trash, Landscaping, etc.]				
Security				
Utilities				
Other (Specify):				
3. Equipment & Supplies Costs	>	\$	25,000	\$ 85,148
Equipment				
Supplies				
4. Materials	>	\$	350,000	\$ 354,782
Books, AV, Magazines, & Newspapers				
Electronic Services & Subscriptions				
Other Formats				
5. Other Allocations (As applicable to the proposed project)	>	\$	50,000	\$ 888,330
Administrative/Business Office				
Branch Operations				
Circulation Services				
Facilities & Capital Coordination				
Program Planning				
Technical Services				
Other (Specify): <u>County Indirect Costs</u>				
6. Miscellaneous (Other)	>	\$	0	\$ 0
7. TOTAL EXPENDITURES:	>	\$	425,000	\$ 3,315,817

Multipurpose Project Budget (With Library Project Budget) (Multipurpose Projects Only)

If there are no costs in any line item below for the project, specify by putting a zero "0" in the blank space provided.

Line Items:	A Library ¹ Dedicated Eligible	B Library Portion of Common Eligible	C Library Total Eligible	D Library Total Ineligible	E Other ² Total Ineligible
1. New Construction	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
2. Remodeling Construction	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
3. Contingency	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
4. Appraised Value of Building	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
5. Appraised Value of Land	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
6. Site Development	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
7. Site Demolition	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
8. Site Permits & Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
9. Site Option Agreement	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
10. Furnishings & Equipment Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
11. Signage	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
12. Architectural & Engineering Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
13. Construction Cost Estimator Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
14. Interior Designer Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
15. Geotechnical/Geohazard Reports	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
16. Hazardous Materials Consultant Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
17. Energy Audit, Structural, ADA, & Engineering Feasibility Studies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
18. Library Consultant Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
19. Construction/Project Management	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
20. Other Professional Fees	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
21. Local Project Administration Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
22. Works of Art	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
23. Relocation Costs & Moving Costs	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
24. Acquisition of Library Materials	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
25. Other (Specify): _____	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
26. Total Project Costs:	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

¹ Library means that portion of the project that provides space for the delivery and support of public library direct services, including joint use school library services (co-location or joint venture).

² "Other" uses means any other space that does not provide for the delivery and support of public library direct services.

Sources of Multipurpose Project Revenue (Multipurpose Projects Only)

27.	State Matching Funds (65% of Line 26 total eligible costs ¹).....	>	\$	_____
28.	Local Matching Funds.....	>	\$	_____
[Column C, Line 26 minus Line 27. Must also equal the total of Lines 29 -33.]				
Sources of Local Matching Funds:				
29.	City.....	>	\$	_____
30.	County.....	>	\$	_____
31.	Special District.....	>	\$	_____
32.	Private.....	>	\$	_____
33.	Other (Specify): _____	>	\$	_____
34.	Local Credits [Land ² and A&E Fees].....	>	\$	_____
35.	Adjusted Local Match (Line 28 minus Line 34).....	>	\$	_____
36.	Supplemental Local Funds (Same as Line 26 Library (D) and Other (E) Total Ineligible).....	>	\$	_____
37.	TOTAL PROJECT INCOME: (Add Lines 27, 28 and 36).....	>	\$	_____

¹ Up to a maximum of \$20,000,000² Land credit is not allowed for land acquired by funds from the "Class Size Reduction Kindergarten-University Public Education Facilities Bond Act of 1998" [See Education Code section 19995 (c) which references Part 68 (commencing with section 100400 of the Education Code)]**Projected Library Operating Budget (Multipurpose New Construction and Conversion Projects Only)**

<u>EXPENDITURES</u>		<u>INITIAL START-UP EXPENSES</u>	<u>ANNUAL EXPENSES</u>
1. Salaries/Benefits	>	\$ _____	\$ _____
2. Facilities Costs	>	\$ _____	\$ _____
Insurance			
Maintenance [Including Custodial, Trash, Landscaping, etc.]			
Security			
Utilities			
Other (Specify): _____			
3. Equipment & Supplies Costs	>	\$ _____	\$ _____
Equipment			
Supplies			
4. Materials	>	\$ _____	\$ _____
Books, AV, Magazines, & Newspapers			
Electronic Services & Subscriptions			
Other Formats			
5. Other Allocations (As applicable to the proposed project)	>	\$ _____	\$ _____
Administrative/Business Office			
Branch Operations			
Circulation Services			
Facilities & Capital Coordination			
Program Planning			
Technical Services			
Other (Specify): _____			
6. Miscellaneous (Other)	>	\$ _____	\$ _____
7. TOTAL EXPENDITURES:	>	\$ _____	\$ _____

Financial Capacity (New Construction and Conversion Projects Only)

Applicants with new public library projects shall describe their financial capacity to open and maintain operation of the proposed library including anticipated revenue sources for library operations support.

The Alameda County Library will provide operating expenses for the new Castro Valley Library from its annual operating budget. The County Library is funded primarily by a dedicated portion of the property tax and, for branch libraries in the unincorporated area such as Castro Valley, by an annual budget allocation from the Board of Supervisors from the Utility Users Tax and Business License Tax collected only in the unincorporated areas.

In recent years the County Library has experienced substantial growth in both of these revenue sources which support the Castro Valley Library. It is expected that similar growth will continue to occur between the filing of this application and the opening date of the Library in 2008, and will enable the County Library to provide the budget needed for operating the proposed new Castro Valley Library.

PROJECT TIMETABLE

Provide the timetable for the proposed project.

Show estimated dates of completion for future activities, as well as actual dates for activities already completed.

<u>ACTIVITY</u>		<u>DATE</u>
1. Planning and Land Use Permits Obtained (If Applicable)	>	02/15/05
2. Site Acquired (Obtain Possession by Purchase, Donation or Lease)	>	05/25/93
3. Schematic Plans Completion	>	01/15/05
4. Design Development Plans Completion	>	03/15/05
5. Working Drawings (90%) Completion	>	10/15/05
6. Construction Documents Completion	>	02/15/06
7. Project Advertised for Bids	>	06/01/06
8. Start of Construction	>	07/15/06
9. Estimated Mid-Point of Construction	>	07/15/07
10. Completion of Construction	>	07/15/08
11. Opening of Library Building to the Public	>	09/15/08
12. Final Fiscal & Program Compliance Review Completed	>	12/01/08

APPLICATION CERTIFICATION

SIGNATURES

The parties below attest to and certify the accuracy and truthfulness of the application for California Reading and Literacy Improvement and Public Library Construction and Renovation Bond Act of 2000 funds. If the application is successful, the applicant agrees to execute the project on the basis of the application data provided herein including all supporting documents.

AUTHORIZED OFFICIAL OF THE APPLICANT JURISDICTION

Signature of Mayor, Chairperson of Board of Supervisors, or Head of District, authorized to make application for the local jurisdiction.

> _____
Signature

> _____
Date

> Gail Steele

Name (type)

> President, Board of Supervisors

Title (type)

LIBRARY DIRECTOR OF THE OPERATING LIBRARY JURISDICTION

I hereby affirm that the library jurisdiction, for which I am the administrative agent, approves of the application and will operate the facility as a public library after its completion.

> _____
Signature

> _____
Date

> Linda M. Wood

Name (type)

> County Librarian

Title (type)

- ***SUBMIT COMPLETED APPLICATION FORM AND SUPPORTING DOCUMENTS ACCORDING TO INSTRUCTIONS IN SECTION 20440***
- ***MAIL APPLICATION AND SUPPORTING DOCUMENTS TO:***

***Bond Act Fiscal Officer
Office of Library Construction
1029 J Street, Suite 400
Sacramento, CA 95814-2825***